



ZONING COMMISSION DECISIONS

**Wednesday, December 11, 2013
1000 Throckmorton St.
Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

| | | | |
|------------------------------------|----------|-------------------------|----------|
| Nick Genua, CD 7, Chair | <u>P</u> | Melissa McDougall, CD 5 | <u>P</u> |
| Charles Edmonds, Vice Chair, CD 4, | <u>P</u> | Namon Hollis, CD 6 | <u>P</u> |
| Will Northern, CD 1 | <u>P</u> | Wanda Conlin, CD 8 | <u>P</u> |
| Carlos Flores, CD 2 | <u>P</u> | Gaye Reed, CD 9 | <u>P</u> |
| Robert West, CD 3 | <u>P</u> | | |

I. WORK SESSION 9:00 AM PreCouncil Chamber – 2nd Floor

- | | |
|--|-------|
| A. Briefing: Previous Zoning Actions by City Council | Staff |
| B. Review: Today's Cases | Staff |

The Zoning Commission may recess for lunch and staff briefing at approximately 12:00 Noon in the Pre-Council Chamber and if a recess is taken will reconvene at approximately 1:00 P.M.

Discussions at lunch recess:

- 1) Neighborhood Registration Database and Zoning Notification Process
- 2) Ex parte Communications Legal Opinion Memo
- 3) Standing item: Report of Activities of the City Plan Commission

II. PUBLIC HEARING 10:00 AM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, JANUARY 7 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- | | |
|--|------------|
| A. Call to Order | Chair |
| B. Approval of November 13, 2013 Meeting Minutes | <u>9-0</u> |
| C. Continued Cases | |

| | |
|--|---|
| 1. ZC-13-144 J.C. LINDSEY FAMILY LTD. PARTNERSHIP 1714 Avondale Haslet Rd. 11.15 ac. CD 7 | RECOMMENDED FOR DENIAL WITHOUT PREJUDICE 7-2 |
| a. Applicant/Agent: Don R. Plunk for Doral Properties LLC | |
| b. Request: <i>From:</i> "PD-712" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial; site plan required <i>To:</i> "A-5" One-Family | |

D. New Cases:

| | |
|---|--|
| 2. ZC-13-173 STEVEN W. RUSSELL 500 Old Hwy 1187 1.18 ac. CD 6 | RECOMMENDED FOR APPROVAL 9-0 |
| a. Applicant/Agent: James Maibach, Peyco Southwest Realty b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "PD/E" Neighborhood Commercial plus auto sales and detailing as part of the sales business; site plan included | |
| 3. ZC-13-174 H. S. CHURCHILL TRUST 816 Churchill Rd. 1.9 ac. CD 2 | CONTINUED 30 DAYS AT APPLICANT'S REQUEST 9-0 |
| a. Applicant/Agent: Dennis Hopkins b. Request: <i>From:</i> "B" Two-Family and "E" Neighborhood Commercial <i>To:</i> "PD/SU" Planned Development/Specific Use for Mobile Home Park; site plan included | |
| 4. SP-13-007 ULTIMATE PROPERTIES/DENNIS YOUNG 2842-2850 Western Center Blvd. 4.6 ac. CD 2 | RECOMMENDED FOR APPROVAL 9-0 |
| a. Applicant/Agent: Dennis Young b. Request: <i>To:</i> Amend "PD-948" site plan to expand mini storage buildings | |
| 5. ZC-13-175 HULSEY PROPERTIES LLC 2119 Mistletoe Blvd. 0.24 ac. CD 9 | CONTINUED 90 DAYS AT APPLICANT'S REQUEST 9-0 |
| a. Applicant/Agent: Price Hulsey b. Request: <i>From:</i> "I" Light Industrial <i>To:</i> "UR" Urban Residential | |
| 6. SP-13-008 MIDTOWN RETAIL L. P. 2217 Midtown Lane 0.51 ac. CD 9 | RECOMMENDED FOR APPROVAL AS AMENDED TO INCLUDE A LANDSCAPE PLAN 9-0 |
| a. Applicant/Agent: James W. Schell b. Request: <i>To:</i> Amend "PD-558" site plan to remove a building and add a parking lot c. This case is scheduled to be heard by the City Council on December 17, 2013 | |
| 7. SP-13-009 UNION GOSPEL MISSION OF TARRANT COUNTY TEXAS 1327 E. Lancaster 2.58 ac. CD 8 | RECOMMENDED FOR APPROVAL 7-2 |
| a. Applicant/Agent: James W. Schell b. Request: <i>To:</i> Amend "PD-477" site plan to reconfigure and reconstruct buildings c. This case is scheduled to be heard by the City Council on December 17, 2013 | |
| 8. ZC-13-178 BAPTIST FOUNDATION OF TEXAS 9500-10100 Blocks (odd) N. Freeway/IH 35 N 70.61 ac. CD 7 | RECOMMENDED FOR APPROVAL 9-0 |
| a. Applicant/Agent: Ken Davis/Pape Dawson Engineers b. Request: <i>From:</i> "AG" Agricultural, "C" Medium Density Multifamily and "OM" Office Midrise <i>To:</i> "A-5" One-Family, "C" Medium Density Multifamily and "E" Neighborhood Commercial c. This case is scheduled to be heard by the City Council on December 17, 2013 | |

| | |
|---|---|
| <p>9. ZC-13-179 LVG INVESTMENTS 5300-5600 Blocks of White Settlement Rd. 13.60 ac. CD 7</p> <p>a. Applicant/Agent: Richard Smith b. Request: <i>From:</i> "PD-724" Planned Development for "MU-1" Low Intensity Mixed-Uses plus bar, farmers market, mobile vendors and hotel, motel within 1,000 of residential property with development standards <i>To:</i> Amend "PD-724" for same uses, add property and allow a single use building up to five stories; site plan waiver requested</p> | <p>CONTINUED 30 DAYS AT STAFF'S REQUEST 9-0</p> |
| <p>10. SP-13-010 GREAT DANE HOLDINGS LLC 3300 Hulen St. 1.72 ac. CD 9</p> <p>a. Applicant/Agent: Clay Moore Engineering b. Request: <i>To:</i> Amend "PD-805" site plan to add new a commercial building and parking</p> | <p>RECOMMENDED FOR APPROVAL 9-0</p> |
| <p>11. SP-13-011 TOWN CENTER MALL LP 4200 South Freeway, 250 E. Bolt and 220 W. Seminary Dr. 77.03 ac. CD 9</p> <p>a. Applicant/Agent: Ashwin Thakkar b. Request: <i>To:</i> Amend "PD-369" site plan to remove the arena and add two pad sites</p> | <p>RECOMMENDED FOR APPROVAL 9-0</p> |
| <p>12. ZC-13-180 CITY OF FORT WORTH PLANNING AND DEVELOPMENT PETITION: HILLCREST ADDITION 1900-2300 Blocks Carleton and Western Avenues 24.74 ac. CD 7</p> <p>a. Applicant/Agent: City Of Fort Worth b. Request: <i>From:</i> "B" Two-Family and "B/HC" Two-Family/Historic & Cultural Overlay <i>To:</i> "A-5" One-Family and retain "HC" Historic and Cultural Overlay</p> | <p>RECOMMENDED FOR APPROVAL 8-1</p> |
| <p>13. SP-13-012 FW RIVER PLAZA LP/WEST BEND 1701 River Run 6.79 ac. CD 9</p> <p>a. Applicant/Agent: Michael Bennett b. Request: <i>To:</i> Amend "PD-798" site plan to change the location, size and type of buildings proposed</p> | <p>RECOMMENDED FOR APPROVAL 9-0</p> |
| <p>14. ZC-13-181 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: FAIRMOUNT SOUTHSIDE HISTORIC DISTRICT STANDARDS CD ALL</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>Text Amendment:</i> An Ordinance Amending The Zoning Ordinance Of The City Of Fort Worth, Being Ordinance No. 13896, As Amended, Codified As Appendix "A" Of The Code Of The City Of Fort Worth, By Amending:</p> <ul style="list-style-type: none"> Chapter 4 "Zoning Districts" Article 4 "Overlay Districts", Section 4.401, "Historic Preservation Overlay Districts ("HSE," "HC," "DD")" to revise in its entirety the design guidelines for the Fairmount Southside Historic District <p>To review the proposed amendment: http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx</p> | <p>RECOMMENDED FOR APPROVAL 9-0</p> |

ADJOURNMENT:

12:58 P.M.

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.